

CERT 05-07

February 02, 2007

PUBLIC NOTICE

**S. C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL  
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT  
COASTAL ZONE MANAGEMENT CONSISTENCY CERTIFICATION**

In accordance with the S. C. Coastal Zone Management Act of 1977, as amended, Chapter V, S. C. Coastal Zone Management Program Document and the S. C. Administrative Procedures Act, the following projects have been received for determination of consistency with the S. C. Coastal Zone Management Program. Information on the Projects is available for public inspection at the:

*Office of Ocean and Coastal Resource Management  
S. C. Department of Health and Environmental Control  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405*

Comments must be received within ten days of the date of this public notice by February 12, 2007.

The following projects are listed by project name or applicant, location, type of activity, type of permit, and permitting agency (see attached list of abbreviations and keys):

**Beaufort County**

Palmetto Bluff-Big House Lagoon & Project Stockpile, Permit ID# 07-01-12-01A, Permit Number SCR10F261, TMS# R610-045-000-0021-0000, located on Old Palmetto Road, Bluffton, OCRM (SW)  
Hampton Lake Information Center, Permit ID# 07-05-08-13A, Permit Number SCR10F254, WW, SCDHEC# 21682/57309 WS, 21682/57310, TMS# R600-029-000-0001-0000, located off of Bluffton Parkway and Hampton Parkway, Bluffton, OCRM (SW) (WW/WS)  
Okatie Center South, Parcel 12B & 12C, Permit ID# 07-07-01-07, Permit Number SCR10F205, TMS# R603-021-000-0065-0000, WW/WS, SCDHEC# 57202/36547, located at US 278 and SC 170, Bluffton, OCRM (SW) (WW/WS)  
Legacy Medical Center, Permit ID# 07-07-01-08, Permit Number SCR10F245, TMS# R603-021-000-0013-0000, WW, SCDHEC# 57287, located at the intersection of Highway 170 and Highway 278, Bluffton, OCRM (SW) (WW/WS)  
Palmetto Bluff Fire Station, Permit ID# 07-07-01-10, Permit Number SCR10F262, TMS# R614-045-000-0025-0000, located at Palmetto Bluff Resort (Laurel Oak Way), Bluffton, OCRM (SW)  
Palmetto Point-Lot 6, Permit ID# 07-07-01-11, Permit Number SCR10F263, TMS# R610-036-000-0463-0000, WW/WS, SCDHEC# 57348/36826, located at the intersection of Highway 170 and Gibbet Road, Town of Bluffton, OCRM (SW) (WW/WS)

**Berkeley County**

Old Rice Retreat, Phase 5, ID# 08-05-12-05A, Permit Number SCR10F255, TMS# 179-00-00-048, WW/WS, SCDHEC# 36766/57321, located off of Highway 176, approximately 3.4 miles north of Highway 17A intersection, OCRM (SW) (WW/WS)  
Pulte Cane Bay, Phase 2A, Permit ID# 08-06-04-16A, Permit Number SCR10F212, TMS# 195-00-00-044, WW/WS, SCDHEC# 36607/57238, located off of Highway 176 approximately 4 miles north of Highway 17A intersection, Summerville, OCRM (SW)(WW/WS)  
Park Club Cottages, ID# 10-07-01-07, Permit Number SCR10F251, TMS# 275-00-00-223, WW/WS, SCDHEC# 36750/57301, located off of Island Park Drive, Charleston, OCRM (SW) (WW/WS)  
Mount Holly Site, Permit ID# 08-07-01-08, Permit Number SCR10F256, TMS# 211-00-02-071, located approximately 0.5 miles north of the intersection of Highway 52, Mount Holly, OCRM (SW)  
Daniel Island Parcel Z, Phase 5, Permit ID# 08-03-08-03A, Permit Number SCR10F257, TMS# 275-00-00-116, WW/WS, SCDHEC# 36786/57324, located off of Smythe Street, Daniel Island, OCRM (SW)(WW/WS)

### Charleston County

Enterprise Rent A Car, Permit ID# 10-06-12-17, Permit Number SCR10F014, TMS# 397-00-00-168, located at 7291 Cross County Road, North Charleston, OCRM (SW)

The Charleston Public Works Tract, Permit ID# 10-07-01-08, Permit Number SCR10F216, TMS# 487-00-00-002 – 003, and 487-00-00-025, WW/WS, SCDHEC# 36626/57239, located off of US Highway 78, North Charleston, OCRM (SW)(WW/WS)

Woodland Estates, Permit ID# 10-07-01-10, Permit Number SCR10F248, TMS# 343-15-00-021, 022 & 023, WW, SCDHEC# 36749/57296, WS, SCDHEC# 36749/57297, located at 2125, 2129, & 2137 Woodland Shores Road, James Island, OCRM (SW) (WW/WS) **NOTE: This project is proposed to impact .05 acres of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This plan will fill .05 acres of a .05 acre onsite federally non-jurisdictional wetland for a total of .05 acres of impacts of federally non-jurisdictional wetlands. There is no proposed mitigation for these impacts.**

Golden Corral, ID# 10-07-01-11, Permit Number SCR10F249, TMS# 400-00-00-005, WS, SCDHEC# 36808/57333, located on the corner of 526 and I-26 in the Centre Point Development, North Charleston, OCRM (SW) (WS)

### Colleton County

Hill Tire Center, Permit ID# 15-07-01-01, Permit Number SCR10F203, TMS# 147-00-00-117, located off of Robertson Boulevard, Walterboro, OCRM (SW)

### Dorchester County

Classic St Extension, Permit ID# 18-07-01-05, Permit Number SCR10F184, TMS# 137-09-02-020, 036, & 037, located near Simmons Street and Shepard Avenue, Summerville, OCRM (SW)

### Georgetown County

Millgrove Plantation, Phases 1 & 2, Permit ID 22-07-01-01, Permit Number SCR10F126, TMS# 03-0429-004-01-01 to 12, WW, SCDHEC# 36646/57269, WS, SCDHEC# 36646/57270, located off of Dunbar Road (S-22-179) at Black River, Dunbar Community, OCRM (SW)(WW/WS)

## Horry County

Goodwill/Lot 10 @ Queens Harbour, ID# 26-02-08-05A, Permit Number SCR10F139, TMS# 185-00-02-168, located at the corner of South Strand Drive and Loyola Drive, Surfside, OCRM (SW)

Coastline Electric, ID# 26-03-11-08A, Permit Number SCR10F252, TMS# 194-17-02-083, located on Elk Drive, 300' North of the intersection of Moose Road, Murrells Inlet, OCRM (SW)

Pine Lakes Golf Course, ID# 26-06-12-18, Permit Number SCR10F159, TMS# 174-00-01-173, WW/WS, 36386/57273, located at the intersection of Woodside Drive and Kings Highway, Myrtle Beach, OCRM (SW) (WS/WW) **NOTE: This project is proposed to impact 5.3 acres of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This Plan will fill all of a 0.95, 0.71, 0.73, 0.40, 0.82, 1.27, and 0.42 acre wetland for a total impact of 5.3 acres. Mitigation will be provided for these proposed impacts by on-site mitigation (preserving 5.96 acres of on-site wetlands with 3.83 acres of upland buffer), off-site mitigation (preserving 57.28 acres of USACE jurisdictional wetlands with 91.21 acres of upland buffer along County road 106 near the intersection of County Road 961 in Conway, South Carolina), and banking mitigation (purchasing 20.00 non-buffer restoration and enhancement credits from an MBRT approved mitigation bank).**

Windsor Plantation, Permit ID# 26-06-10-21, Permit Number SCR10E677, TMS# 185-00-00-023, & 100, located off of Highway 544, approximately +/- 0.25 miles east of Big Block Road, OCRM (SW) **NOTE: This project is proposed to impact 1.936 acres of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This plan will fill all of a 0.526 and 0.242 acre wetland as well as excavate 0.608 acres and fill 0.56 acres of a 1.168 acre wetland for a total of 1.936 acres of impact to federally non-jurisdictional wetlands. The proposed mitigation for these impacts is the purchase of credits from offsite mitigation bank.**

McCabe Tract, Permit ID# 26-06-12-20, Permit Number SCR10E923, TMS# 180-00-02-012, located near the intersection of Pine Island Road and Grissom Parkway, Myrtle Beach, OCRM (SW) **NOTE: This project is proposed to impact 2.78 acres of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This plan will fill all of a 2.78 acre onsite wetland for a total impact of 2.78 acres. Mitigation will be provided for these proposed impacts by purchase of 26.7 mitigation credits.**

Eagle Cove, ID# 26-07-01-07, Permit Number SCR10F223, TMS# 118-00-04-068, SCDHEC# 36686/57272, located off of Luck Street, Little River, OCRM (SW) (WS/WW)

Windsor Farms Subdivision, Phase I, ID# 26-07-01-08, Permit Number SCR10F259, TMS# 121-00-02-06 & 065, 122-00-02-003, WW/WS, SCDHEC# 36806/57336, located at the intersection of U. S. Highway 501 and SC 548, OCRM (SW) (WS/WW)

The Rookery (The Gardens & The Lakes), ID# 26-07-01-09, Permit Number SCR10F260, TMS# 075-00-01-026, 162, 043, & 170, WW/WS, SCDHEC# 36807/57336, located +/- 13 miles west of Highway 31 on Highway 9, OCRM (SW) (WS/WW)

## Jasper County

Tradition, SC-Levitt Road, Phase 1 & 2, Permit ID# 27-06-08-02A, Permit Number SCR10F215, TMS# 043-00-00-001, WW/WS, SCDHEC# 57241/31345, located at West Argent Tract, Hardeeville, OCRM (SW) (WW/WS)

Tradition, SC-Clubhouse, Permit ID# 27-06-08-02D, Permit Number SCR10F243, TMS# 043-00-00-001, WW/WS, SCDHEC# 57281/31345, located at West Argent Tract, Hardeeville, OCRM (SW) (WW/WS)

Wiedemann Warehouse, Permit ID# 27-06-12-05, Permit Number SCR10F244, TMS# 038-00-02-002, located off of Highway 17 and Highway 170, Jasper, OCRM (SW)

Mead Road-Lot 40, Permit ID# 27-01-04-03A, Permit Number SCR10F250, TMS# 067-02-040, located on Mead Road in the New River Commercial Subdivision, Hardeeville, OCRM (SW)

End

## AGENCIES ABBREVIATIONS

BCDCOG	Berkeley, Charleston, Dorchester Council of Governments
BCWSA	Berkeley County Water and Sanitation Authority
EQC	Environmental Quality Control (SCDHEC)
DCWSC	Dorchester County Water and Sewer Commission
GCWSD	Georgetown County Water and Sewer District
GSWSA	Grand Strand WSA
LCG	Lowcountry Council of Governments
OCRM	Ocean and Coastal Resource Management
BCB	Budget and Control Board
FBPWD	Folly Beach Public Works Department
GCPW	Goose Creek Public Works
SCDHEC	S. C. Department of Health and Environmental Control
SCDNR	S. C. Department of Natural Resources
SCDOT	S. C. Department of Transportation
SCGO	S. C. Governor's Office
SCPSA	S. C. Public Service Authority
SCPW	Summerville CPW
USAF	U. S. Air Force
USACOE	U. S. Army Corps of Engineers
USDA	U. S. Department of Agriculture
USDE	U. S. Department of Energy
USDHUD	U. S. Department of Housing and Urban Development
USDOT	U. S. Department of Transportation
USFHA	U. S. Farmers Home Administration
USFWS	U. S. Fish and Wildlife Service
USFS	U. S. Forest Service
USICC	U. S. Interstate Commerce Commission
USMC	U. S. Marine Corps
USN	U. S. Navy
WCOG	Waccamaw COG
MPWWSC	Mount Pleasant Water Works and Sewer Commission
MCCPW	Moncks Corner CPW

## PERMITS AND OTHER ABBREVIATIONS

404	placement of dredged or fill material in wetlands
AIWW	Atlantic Intracoastal Waterway
AMP	archaeological master plan
A-95	grant review form
AQ	air quality
COG	council of governments
CPW	commissioners of public works
DMP	dock master plan
FC	federal consistency
GR	misc. grant review
LF	landfill
ND	no discharge
NWP	nation wide permit
OTHER	misc. permit, grant, or plan
PER	preliminary engineering report
S/D	subdivision
SCNW	South Carolina Navigable Waters
SW	stormwater
UST	underground storage tank
WMP	wetland master plan
WS	water supply
WSA	water and sewer authority
WW	wastewater
WTP	wastewater treatment plant

## SPECIAL NOTES

**\*DMPs**                Dock Master Plans - OCRM is reviewing the listed DMPs for planning purposes only. Permitting decisions will occur when future dock applications are processed by OCRM for individual property owners. This document is used as a planning tool it is not subject to the appeal. OCRM welcomes comments from the public on these planning documents.

**\*\*WMPs**                Wetland Master Plans – OCRM is reviewing the listed WMPs for planning purposes only. Permitting decisions will occur when future applications are processed by OCRM, which include impacts to freshwater wetlands. This document is used as a planning tool; it is not subject to appeal. OCRM welcomes comments from the public on these planning documents.

**\*\*\*SWMPs**            Stormwater Master Plans – OCRM is reviewing the listed SWMPs for planning purposes only. Permitting decisions will occur when future applications are processed by OCRM. OCRM welcomes comments from the public on these planning documents.

**\*\*\*\*PERs**            Preliminary Engineering Reports – OCRM is reviewing the lists PERs for the purpose of commenting to other sections of DHEC concerning this document. OCRM will not be issuing a coastal zone consistency certification at this time but providing comments. If this proposal moves forward to the permitting process, OCRM would at that time do a full coastal zone consistency review.